Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 3/4 Middlesex Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $685,000 & $750,000

Median sale price

Median price: $900,000 Property Type: Unit Suburb: Surrey Hills

Period - From: 15/07/2025 to: 14/07/2026 Source: Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/90 Middlesex Rd SURREY HILLS 3127	$710,000	22/03/2026
2	1/227 Union Rd SURREY HILLS 3127	$682,000	07/07/2026
3	3/46 Windsor Cr SURREY HILLS 3127	$740,000	27/05/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/07/2026 18:00

3/4 Middlesex Road, Surrey Hills Vic 3127



Property Type:
Agent Comments

Indicative Selling Price
$685,000 - $750,000
Median Unit Price
15/07/2025 - 14/07/2026: $900,000

Comparable Properties

3/90 Middlesex Rd SURREY HILLS 3127 (REI)

2 | 1 | -

Agent Comments

Price: $710,000
Method:
Date: 22/03/2026
Property Type: Unit



1/227 Union Rd SURREY HILLS 3127 (REI)

2 | 1 | 1

Agent Comments

Price: $682,000
Method: Private Sale
Date: 07/07/2026
Property Type: Unit
Land Size: 103 sqm approx



3/46 Windsor Cr SURREY HILLS 3127 (REI)

2 | 1 | 1

Agent Comments

Price: $740,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: Townhouse (Res)

Account - Heavyside

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